

042.0

0007

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,113,000 /

USE VALUE: 1,113,000 /

ASSESSED: 1,113,000 /

Total Card /

Total Parcel

1,113,000

1,113,000

1,113,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55 -57		WYMAN ST, ARLINGTON

OWNERSHIP

Owner 1:	WILLIAMS CALVIN C JR &
Owner 2:	SANCHEZ EVA M
Owner 3:	
Street 1:	55 WYMAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	WILLIAMS CALVIN C/SANCHEZ EVA -
Owner 2:	TRUSTEES/55 WYMAN ST TRUST -
Street 1:	55 WYMAN ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,310 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 3063 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5310		Sq. Ft.	Site		0	80.	1.09	1									463,440						463,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5310.000	648,500	1,100	463,400	1,113,000
Total Card	0.122	648,500	1,100	463,400	1,113,000
Total Parcel	0.122	648,500	1,100	463,400	1,113,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	363.37	/Parcel:	363.3

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	648,600	1100	5,310.	463,400	1,113,100	1,113,100	Year End Roll	12/18/2019
2019	104	FV	480,500	1100	5,310.	492,400	974,000	974,000	Year End Roll	1/3/2019
2018	104	FV	480,500	0	5,310.	359,200	839,700	839,700	Year End Roll	12/20/2017
2017	104	FV	451,300	0	5,310.	312,800	764,100	764,100	Year End Roll	1/3/2017
2016	104	FV	451,300	0	5,310.	266,500	717,800	717,800	Year End	1/4/2016
2015	104	FV	401,200	0	5,310.	260,700	661,900	661,900	Year End Roll	12/11/2014
2014	104	FV	401,200	0	5,310.	214,300	615,500	615,500	Year End Roll	12/16/2013
2013	104	FV	417,100	0	5,310.	203,900	621,000	621,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLIAMS CALVIN	57833-301		11/9/2011	Convenience	100	No	No		
WILLIAMS CALVIN	51367-104		6/27/2008	Family	1	No	No		
FLYNN LOUISE V-	35137-186		3/26/2002		584,000	No	No		
FLYNN LOUISE V	29259-180		10/23/1998	Family	1	No	No	F	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLIAMS CALVIN	57833-301		11/9/2011	Convenience	100	No	No		
WILLIAMS CALVIN	51367-104		6/27/2008	Family	1	No	No		
FLYNN LOUISE V-	35137-186		3/26/2002		584,000	No	No		
FLYNN LOUISE V	29259-180		10/23/1998	Family	1	No	No	F	

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/2014	842	Redo Kit	27,800					
1/14/2005	27	Manual	10,000	C		G6	GR FY06	H STY SHELL/ PARTI
11/10/2003	963	Re-Roof	9,800					
8/29/1996	417	Manual	4,200					REPAIR PORCH

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/2014	842	Redo Kit	27,800					
1/14/2005	27	Manual	10,000	C		G6	GR FY06	H STY SHELL/ PARTI
11/10/2003	963	Re-Roof	9,800					
8/29/1996	417	Manual	4,200					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
7/22/2014	Info Fm Prmt	PC	PHIL C
1/14/2009	Meas/Inspect	189	PATRIOT
9/8/2005	Fieldrev-Chg	BR	B Rossignol
7/25/2002	MLS	HC	Helen Chinal
3/29/2000	Inspected	276	PATRIOT
3/2/2000	Measured	268	PATRIOT
8/20/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

